

Tred Avon Building
13 South Washington Street
Easton, Maryland 21601

T-2
C1880

From 1906-1913, the site of Easton's first hospital, the Tred Avon Building, is a three story brick commercial structure erected after the big fire of 1878. Seven bays long and covered with a flat roof, it is faced with red-orange machine made brick laid in common bond. Its chief ornamental feature is the deep pierced-work wooden cornice of a type seen on several other Easton buildings of C1880.

MARYLAND HISTORICAL TRUST

T 2
210002461
Town of Easton

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Easton Emergency Hospital

AND/OR COMMON

Tred Avon Building

2 LOCATION

STREET & NUMBER

13 South Washington Street

CITY, TOWN

Easton

VICINITY OF

CONGRESSIONAL DISTRICT

FIRST

STATE

Maryland 21601

COUNTY

Talbot

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ MUSEUM☒ COMMERCIAL☐ PARK☐ EDUCATIONAL☒ PRIVATE RESIDENCE☐ ENTERTAINMENT☐ RELIGIOUS☐ GOVERNMENT☐ SCIENTIFIC☐ INDUSTRIAL☐ TRANSPORTATION☐ MILITARY☐ OTHER**4 OWNER OF PROPERTY**

NAME

Talbot Real Estate Company

Telephone #: 301-822-1875

STREET & NUMBER c/o Anne Lockhart

CITY, TOWN

Easton

VICINITY OF

STATE, zip code

Maryland 21601

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Talbot County Court House

Liber #: 491

Folio #: 211

STREET & NUMBER

Washington Street

CITY, TOWN

Easton

STATE

Maryland 21601

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Town of Easton Survey by Paul Brinkman

DATE

August 28, 1967

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Maryland Historical Trust

CITY, TOWN

Annapolis

STATE

Maryland

7 DESCRIPTION

T-2

CONDITION

☒ EXCELLENT

☐ GOOD

☐ FAIR

☐ DETERIORATED

☐ RUINS

☐ UNEXPOSED

CHECK ONE

☒ UNALTERED

☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE

☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This building stands on the west side of South Washington Street in the commercial district of Easton. It faces east. Its northern neighbor is the three-story Odd Fellows Hall.

This three-story brick building is seven bays wide on Washington Street and three bays deep. Its front facade is of red-orange machine-made brick laid in common bond; common brick is used on side and rear walls. The window openings on the front facade are evenly spaced on the second and third floors. The openings are topped by segmental arches of stretchers. Sills are stone, undecorated and projecting slightly. Two over two sashes are held in place by narrow frames trimmed with a simple half-round molding. Shutters formerly at each second floor window have been removed. The original windows on the side of the building are irregularly placed and have the same trim as those on the front. The building has a flat roof.

There are three separate store fronts on the ground floor, each two bays wide. They have central entrances flanked by large plate-glass windows, set flush with the facade of the building. Below each window is a low, wide molded panel. The two northern store fronts are connected by a bracketed wooden cornice at the ceiling line of the first floor. The cornice is decorated by pierced-work.

The southern store front also has a cornice above the windows. The double entrance doors each have two molded panels with the taller one at the top. There is a transom light of a single clear-glass pane.

In the third bay from the south is an entrance to the apartments and offices on the upper floors. It has a segmental arch and a transom light; there is a row of dentils on the transom bar. The door frame is trimmed with wide, flat moldings. There is a six-panel door. The window above this door is longer than the others and is decorated with an iron grille.

The most decorative feature of this building is its cornice, liberally treated with pierced-work carving in a zig-zag pattern. This type of cornice, with a brick frieze was popular about 1880 and may be seen on several other buildings along Washington Street.*

The building is little changed from its original appearance. The first floor is stores and an office; upper floors are apartments. Trim is painted creme.

* #2 North Washington (T-401), #4 North Washington (T-402),
#130 North Washington (T-41), #25 South Washington (T-411).

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

T-2

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES C1880

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The building is significant both for its architecture and for its use as Easton's first hospital. It is a typical commercial building of the late nineteenth century and compatible in scale and materials with the other brick structures on this street.

This building replaced an earlier building which burned in the fire of 1878; it was constructed soon after the fire, probably in 1879 or 1880. The structure is best known as the home of the Easton Emergency Hospital, although its first use was probably as a hotel.

"Emergency Hospital" incorporated and a board of directors elected in 1906; the first hospital on the Eastern Shore, it opened its doors in the Tred Avon Building in 1907. It occupied the upper two floors of a vacant hotel. There were two surgeons, three general practitioners and fifteen beds; a "colored" ward had four or more beds. During the first year, two hundred patients, who would have had to go to Baltimore, were treated. By 1913, the hospital was severely crowded; a fire in 1913 threatened the building and a campaign was waged to build a new structure.

L491/F211 Mrs. Anne B. Lockhart, took title to this property in 1972
L463/F21 from Ralph Weaver and Paul F. O'Neil. In 1975 she transferred the deed to the Talbot Real Estate Co. Mrs. Lockhart owns the Talbot Real Estate Co. and is the President of the Easton Town Council. The parcel of land includes three contiguous lots, two on the west side of Washington St., the third in the rear facing West St. It was formerly owned by James C. Norris when it was used as a hotel and subsequently, in part, as the Emergency Hospital of Easton in 1907.

L149/F181 Owners during this interim included Edwin G. Cover, The
L149/F182 Avon Realty Co. of Talbot County. Clara Russell in 1938 and
L243/F542 Grace R. Schuyler in 1949. Mrs. Schuyler sold the property in
L440/F608 1969 to Ralph Weaver and Paul C'Neil.

L68/F593 Back in 1854, the Miller Lodge #18, I.O.O.F. sold this lot to Thomas Robson for \$400.00 and it was here that Mr. Robson printed his "Easton Star" paper. This was the middle portion of the property. John Mason bought it in 1860. Mason had previously bought Lot #1 in 1851 from Samuel Pickering and in 1876 he acquired the third lot with a 1½ story frame dwelling.
L82/F40 Mr. Mason sold his three lots and buildings to Mr. Norris in
L1 /F364 1904 for \$7500.00.

Fire swept this area several times, according to the author George W. Gary, a fire wiped out the building on the corner and

CONTINUE ON SEPARATE SHEET IF NECESSARY

T-2

9 MAJOR BIBLIOGRAPHICAL REFERENCES

The Star-Democrat, August 21, 1974, Easton, Maryland 21601
Deeds and Land Records, Talbot County Court House.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY NA

VERBAL BOUNDARY DESCRIPTION

NA

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE None

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Marsha L. Fritz, Consultant Cynthia B. Ludlow, Research Historian

ORGANIZATION

Historic Easton, Incorporated

DATE

August 30, 1976

STREET & NUMBER

Box 1171

TELEPHONE Mr. Paul Parsons,
301-822-2706 President

CITY OR TOWN

Easton

STATE

Maryland 21601

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

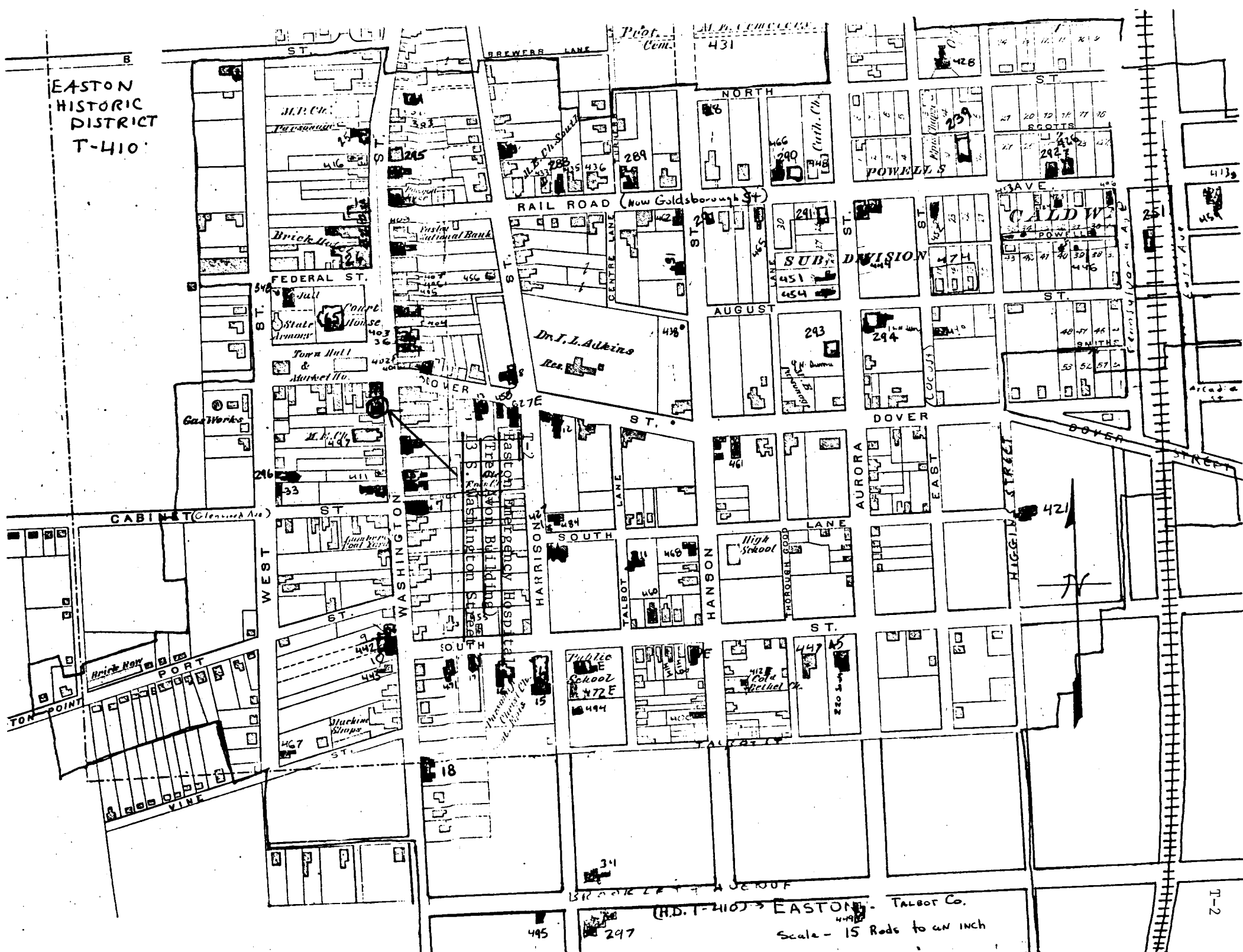
everything adjoining in 1855. Whatever was rebuilt, was again razed by the terrible fire in 1878. John Mason ran an undertaking establishment and dealt in household furniture. He is the builder of the present structure after this last fire.

The Emergency Hospital of Easton, located on the second floor of this building, was the first hospital to be established in the town and led to the founding of the present-day magnificent Easton Memorial Hospital.

SUPPLEMENTAL INFORMATION AND PHOTOGRAPHS MAY BE ADDED ON SHEET OF SAME SIZE

1. STATE Maryland COUNTY Talbot TOWN Easton VICINITY STREET NO. Washington Street ORIGINAL OWNER ORIGINAL USE store and apartments PRESENT OWNER PRESENT USE apartments and stores WALL CONSTRUCTION Vic.common bond NO. OF STORIES three	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 5px;"> HISTORIC AMERICAN BUILDINGS SURVEY INVENTORY </div> <div style="display: flex; justify-content: space-between;"> <div>2. NAME</div> <div style="font-size: 1.5em;">T-2</div> </div> <div style="margin-top: 10px;"> DATE OR PERIOD c. 1875 STYLE Victorian Commercial Archited- ARCHITECT ture BUILDER </div> <div style="border-top: 1px solid black; margin-top: 5px;"> 3. FOR LIBRARY OF CONGRESS USE </div>
<div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> 4. NOTABLE FEATURES, HISTORICAL SIGNIFICANCE AND DESCRIPTION <div>OPEN TO PUBLIC no</div> </div> <p style="margin: 0;"> This is a good example of the common type of Victorian store structure with shop fronts on the first floor and apartments above. The building is 7 bays long and all the windows are 2/2 Victorian segmented arched sashes. There are 3 old shop fronts and an entrance door on the 1st floor. An elaborate cornice of tin with wooden brackets runs along the roof line (the building has a flat roof). This structure is undistinguished but preserved the Victorian character of Washington Street. </p>	
<div style="display: flex; justify-content: space-between; margin-bottom: 10px;"> 5. PHYSICAL CONDITION OF STRUCTURE <div>Endangered</div> <div>Interior</div> <div>Exterior</div> </div> <div style="height: 150px; border: 1px solid black; margin-top: 10px;"></div>	
<div style="display: flex; align-items: center; margin-bottom: 10px;"> <div>6. LOCATION MAP <i>(Plan Optional)</i></div> </div> <div> 8. PUBLISHED SOURCES <i>(Author, Title, Pages)</i> INTERVIEWS, RECORDS, PHOTOS, ETC. </div>	<div style="text-align: center; border-bottom: 1px solid black; margin-bottom: 10px;"> 7. PHOTOGRAPH </div> <div> 9. NAME, ADDRESS AND TITLE OF RECORDER <div style="text-align: center; font-size: 1.2em; margin: 10px 0;">Paul A. Brinkman</div> <div style="text-align: right; margin-top: 20px;"> DATE OF RECORD August 28, 1967 </div> </div>

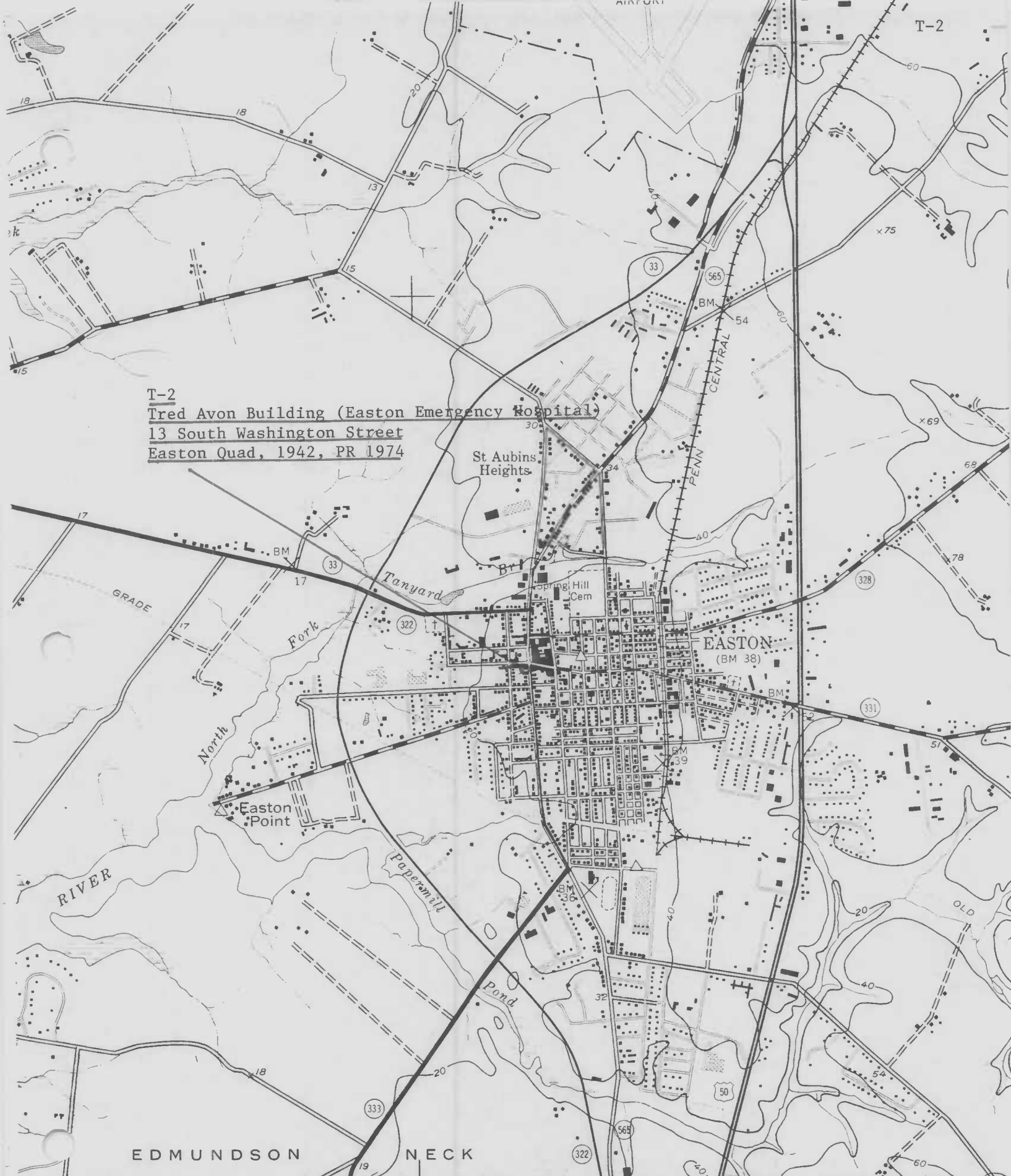
EASTON
HISTORIC
DISTRICT
T-410



(R.D. T-410) EASTON - TALBOT CO.
Scale - 15 Rods to an inch

T-2

T-2
Tred Avon Building (Easton Emergency Hospital)
13 South Washington Street
Easton Quad, 1942, PR 1974



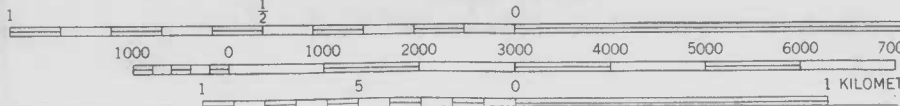
EDMUNDSON

NECK

EASTON
(BM 38)

STUMPTOWN 18 MI
TRAPPE 67 MI
(TRAPPE)
5761 II NE

SCALE 1:24 000



vey
metric methods





TRED AVON BUILDING
13 SOUTH WASHINGTON
EASTON, MD

T-2

EAST ELEVATION

July 1976

FRITZ

FR. VERNON WILLIAMS, JR.
510 DIAMOND STREET
EASTON, MARYLAND 21601

15 x 1.90

73% 2



T-2

Tred Avon Building
12 S. Washington St., Easton
South East Elevation



T-2

Tred Avon
Building

13 S.

Washington
Street,
Easton

East Elevation